

**Hunters Point Naval Shipyard Upcoming Parcel Transfers  
Briefing for Regional Administrator January 20, 2015**

**Extensive cleanup accomplished on Parcels D-2, UC-1, and UC-2**

- Soil- removed stockpiles, excavated hotspots, **installed durable covers on entire parcels**
- Groundwater - Injected zero-valent iron or biological substrate, long-term monitoring
- Soil gas - Soil vapor survey, engineering controls and testing required in future buildings
- Radiation – Nearly complete removal of all radiologically impacted soil and structures
- Future Uses – Next several years planned construction of artists' studios and staging area only. Long term mixed use - residential, offices, R&D, SF State University, open space.

**Next steps** – *Public involvement process. TASC is hiring Technical Assistance provider to participate in all public meetings. EPA staff prepared fact sheets, Q&A's, press talking points.*

- 11/17/2014 – TASC community meeting with fact sheet on transfers.
- 2/2015 – Goal to finalize transfer documents Covenant to Restrict Use of Property (CRUP), Risk Management Plan (RMP), and Finding of Suitability for Transfer (FOST) for Parcels UC-1, and UC-2. (Parcel D-2's FOST was finalized in 2012.)
- 3/2015 – 5/2015 – City hosts 5 public meetings for these bodies to give environmental information about proposed transfers and to request endorsement/approval for transfers:
  1. Hunters Point Redevelopment Community Advisory Committee (CAC)  
Environment and Land Use Subcommittee
  2. Full Committee of the CAC (2 meetings)
  3. Mayor's Commission on Community Investment and Infrastructure (2 meetings)
- 5/2015 – City's event to celebrate transfers
- Summer - winter 2015 - Similar process for Parcel B-1, next area scheduled for residential development next to already-transferred Parcel A, and Parcel G.

**Highlights of CRUP & RMP** – *Continue protections in construction and future use*

- Unexpected Conditions – If during construction workers observe cues of unexpected contamination, work will stop and Lennar will report to agencies, collect samples. Lennar agreed to extra scrutiny under certain buildings where sampling was limited.
- Operation & Maintenance (O&M) – Qualified professionals will inspect annually.
- DTSC Role – DTSC will lead post-transfer oversight, including inspections.
- Vapor intrusion – In areas with VOCs in soil gas or near VOC groundwater plumes, workplans are required to specify engineering controls and indoor air monitoring.
- Institutional Controls – Future owners and tenants prohibited from disturbing durable cover, e.g. from planting.

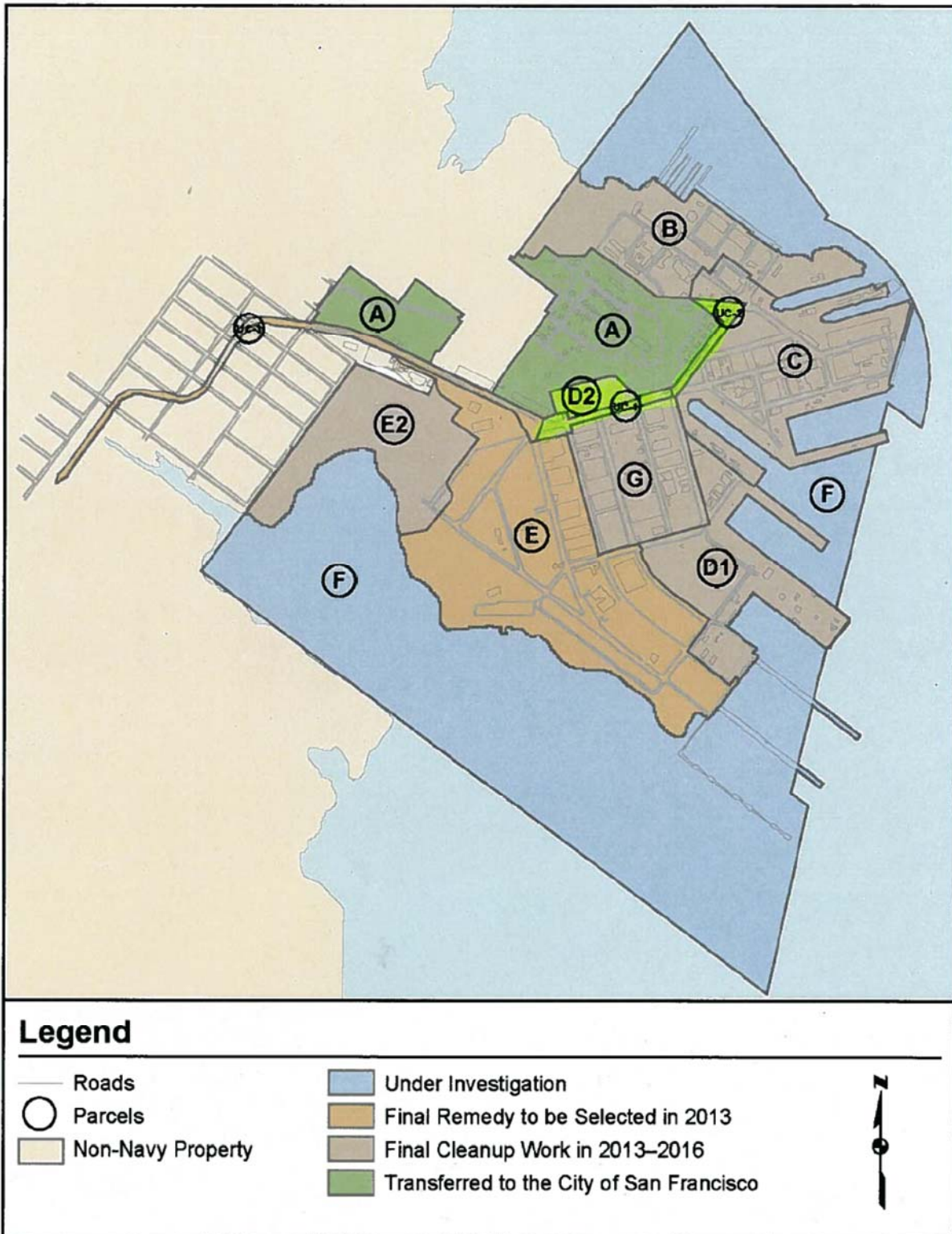
**Hot Issues**

- Radiation – Community meeting 2/25/15 re anomalous soil samples, scan speed
- Candlestick Park – City & BAAQMD lead, concerns about implosion & air quality

**Yosemite Slough** – 2/2015 Special Notice Letters will follow up on 3/2014 Action Memo

# Hunters Point Naval Shipyard

Next parcels to transfer: **Parcels D-2, UC-1, UC-2** in center of base





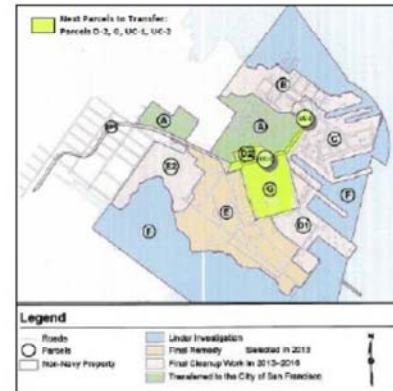
## Proposed Parcel Transfers for Hunters Point Naval Shipyard

For discussion at Community Meeting on November 17, 2014

### What Parcels are Proposed for Transfer and Why?

Hunters Point Naval Shipyard is a Superfund site being cleaned up by the Navy with oversight by the U.S. Environmental Protection Agency (EPA), the California Department of Toxic Substances Control (DTSC), California Regional Water Quality Control Board (Water Board), and other agencies. The Navy has cleaned up four parcels and proposes to transfer them to the City of San Francisco's Office of Community Investment and Infrastructure (OCII), successor to the San Francisco Redevelopment Agency.

The map on the right shows these four: Parcels G, D-2, UC-1 and UC-2. Parcel A was transferred in 2004. The parcels are being transferred as part of the Base Realignment and Closure (BRAC) program. Parcels are transferred only after the Navy has finished all cleanup work and EPA, DTSC, Water Board, and other agencies have agreed that the cleanup is complete.



### What is the Parcel Transfer Process?

To transfer parcels, the Navy and OCII prepare documents including those described below. These documents are expected to be available in the coming months for Parcels G, UC-1, and UC-2. Parcel D-2's Finding of Suitability to Transfer came out in 2012. It does not need a Covenant to Restrict Use of Property or a Risk Management Plan because no contaminants above action levels remain onsite.

#### Finding of Suitability to Transfer (FOST)

The FOST for each parcel shows how the Navy's cleanup actions have met requirements in its Record of Decision (ROD), the official cleanup action plan, approved by agencies. If relevant, it also gives descriptions of hazardous substances and other regulated materials left on the property.

#### Covenant to Restrict Use of Property (CRUP)

The CRUP specifies land uses and activities that are restricted (e.g. moving a monitoring well) or prohibited (e.g. using the groundwater) on this property. Exceptions are only allowed with a specific work plan approved by authorities (EPA, Navy, DTSC, and the Water Board). These restrictions are enforceable by DTSC, EPA, and other agencies.

#### Risk Management Plan (RMP)

The RMP is a work plan that complies with the restrictions in the CRUP and protects the health of construction workers, residents, and ecosystems during construction. For example, all construction work requires access restrictions, compliance with dust control plans and proper management of excavated soil. If unexpected contamination is discovered during construction, work must stop and the owner must notify agencies, collect samples, and submit sample test results to agencies to determine next steps.

### How Can I Learn More?

The transfer documents will be available for public review, and OCII will present information about the proposed transfers at public meetings of the Environment and Land Use Subcommittee of the Hunters Point Redevelopment Community Advisory Committee (CAC) and the full CAC. The Commission on Community Investment and Infrastructure will hold a public meeting to consider approving the transfer.

#### For More Information, Please Contact:

Jackie Lane, EPA Community  
Involvement Coordinator  
(415) 972-3236,  
Lane.Jackie@epa.gov

Please note: The OCII is the lead on the transfer process. EPA is providing this summary in response to community interest.

**NOTE: After this community meeting, the City decided to postpone the transfer of Parcel G and focus first on transferring only Parcels D-2, UC-1, and UC-2 now.**

## Hunters Point Naval Shipyard Parcel Transfer Details

### Parcels to transfer next – *Extensive cleanup accomplished*

Parcel	Environmental risk	Remedy	Future Use
D-2	Radionuclides from storm and sewer lines	Excavated 1,988 linear feet of trenches, or 1,434 cubic yards of soil	Mixed use
G	<ul style="list-style-type: none"> <li>Soil – metals, VOCs, SVOCs, including pesticides, PCBs, PAH, petroleum</li> <li>Groundwater - VOCs and hexavalent chromium</li> <li>Vapor Intrusion</li> <li>Radionuclides Cs-137, Ra-226, and Sr-90</li> </ul>	<ul style="list-style-type: none"> <li>Soil - removed 11 stockpiles, excavated soil hotspots, installed Durable covers on entire parcel</li> <li>Groundwater - Injected zero-valent iron (ZVI) or a biological substrate in groundwater, followed by long-term monitoring</li> <li>Soil gas - Soil vapor survey, ICs</li> <li>Radiation – Nearly complete removal of radiologically impacted soil and structures</li> </ul>	In ROD mostly commercial, minor residential. Subsequent 2010 EIR shows more residential. Lennar may ask later for more residential than in ROD
UC-1 & UC-2	<ul style="list-style-type: none"> <li>Soil – VOCs, metals, PAHs</li> <li>Groundwater – carbon tet, chloroform</li> <li>Vapor intrusion</li> <li>Radionuclides Cs-137, Co-60, Pl-239, Ra-226, Sr-90, Th-232, Tritium, U-235</li> </ul>	<ul style="list-style-type: none"> <li>Soil – durable cover, ICs</li> <li>Groundwater – monitored natural attenuation likely complete</li> <li>Soil gas – Soil vapor survey of UC-2, IC's on both parcels</li> <li>Radiation – Completely removed storm drains &amp; sewer lines</li> </ul>	Residential, industrial, research & development, open space

### **Long term – Durable cover will remain over entire base as extra protection**

**The Mayor's Commission on Community Investment and Infrastructure ("CCII"):**

Mara Rosales - Chairperson  
Marily Mondejar  
Darshan Singh  
Miguel Bustos  
District 10 seat is vacant

**The Mayor's Hunters Point Shipyard Citizens Advisory Committee**

Executive Members:

Committee Chair, Dr. Veronica Hunnicutt  
Committee Vice-Chair, Ollie Mixon  
Committee Secretary, Elder Gerald Gage  
Business & Employment Subcommittee Chair: Dorris Vincent  
Housing Subcommittee Co-Chair: Pastor Josiah Bell  
Housing Subcommittee Co-Chair: Dedria Smith  
Planning, Development & Finance Subcommittee Chair: Richard Laufman

Members:

Mary Booker  
Servio Gomez  
Scott Madison  
Sululagi Palega

### **Community members consulted recently**

#### EPA and/or TASC conversations before the November 17, 2014, community meeting:

- Joshua Arce
- James Autry
- Saul Bloom
- Marie Harrison
- Dr. Espanola Jackson
- Anthony Khalil
- Kevin Williams
- Patrick Rump
- Dr. Raymond Tompkins
- Robert Woods

#### Community participants in the TASC November 17, 2015, community meeting:

- Catti Hawkins-Ororie, Rasika Wellness
- Dr. Espanola Jackson
- Jac Taliaferro , La Hitz
- Jeremy Miller, Idriss Stelley Foundation
- Jessica Leon
- Jim Ansbro
- La Monte Bishop, representing California State Senator Mark Leno
- Melody Daniel, Hunters Point Family (Brownfields Job Training grantee)
- Oscar James
- Pamela Clark
- Dr. Raymond Tompkins
- Shirley Moore, Bayview Hill Neighborhood